135.0	0001	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,200 / 903,200
					USE VALUE:	903,200 / 903,200
					ASSESSED:	903,200 / 903,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRCHAIN RANDOLPH E JR &	
Owner 2:	KIRCHAIN SHARRON M	
Owner 3:		
Street 1:	14 BELLEVUE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	FREEMAN FAITH N -
Owner 2:	-
Street 1:	14 BELLEVUE RD
Twn/City:	ARLINGTON
St/Prov:	MA / Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,885 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1840 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6885.000	402,000		501,200	903,200
Total Card	0.158	402,000		501,200	903,200
Total Parcel	0.158	402,000		501,200	903,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.87 | /Parcel: 490.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 86837

GIS Ref

GIS Ref

Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0022.0

!10505!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	402,000	0	6,885.	501,200	903,200	903,200	Year End Roll	12/18/2019
2019	101	FV	306,100	0	6,885.	469,900	776,000	776,000	Year End Roll	1/3/2019
2018	101	FV	265,000	0	6,885.	388,500	653,500	653,500	Year End Roll	12/20/2017
2017	101	FV	265,000	0	6,885.	357,100	622,100	622,100	Year End Roll	1/3/2017
2016	101	FV	265,000	0	6,885.	325,800	590,800	590,800	Year End	1/4/2016
2015	101	FV	258,500	0	6,885.	319,500	578,000	578,000	Year End Roll	12/11/2014
2014	101	FV	258,500	0	6,885.	297,000	555,500	555,500	Year End Roll	12/16/2013
2013	101	FV	258,500	0	6,885.	282,600	541,100	541,100		12/13/2012

PRINT

Date	Time
12/11/20	00:48:09

LAST REV

Date	Time
12/27/19	08:59:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREEMAN FAITH N	59581-202		7/24/2012	Estate/Div	637,000	No	No		
	6112-573		1/1/1901	Family		No	No		Faith Freeman dod 10/05/11

USER DEFINED

Prior Id # 1:	86837
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1362	New Wind	3,850					
7/21/2017	928	Inter Fi	34,500	C				
3/22/2017	310	Addition						15X8 ADDITION FOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
9/12/2017	Meas/Inspect	DGM	D Mann
9/12/2017	Permit Visit	DGM	D Mann
1/21/2009	Meas/Inspect	372	PATRIOT
12/5/1999	Inspected	256	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
10/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6885		Sq. Ft.	Site		0	80.	0.91	9									501,239						501,200	

Total AC/HA: 0.15806 | Total SF/SM: 6885 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 501,239 | Spl Credit | Total: 501,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22065210
Const Adj.:	0.99989998
Adj $ / SQ:	152.566
Other Features:	105846
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493843
Depreciation:	91855
Depreciated Total:	401988

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

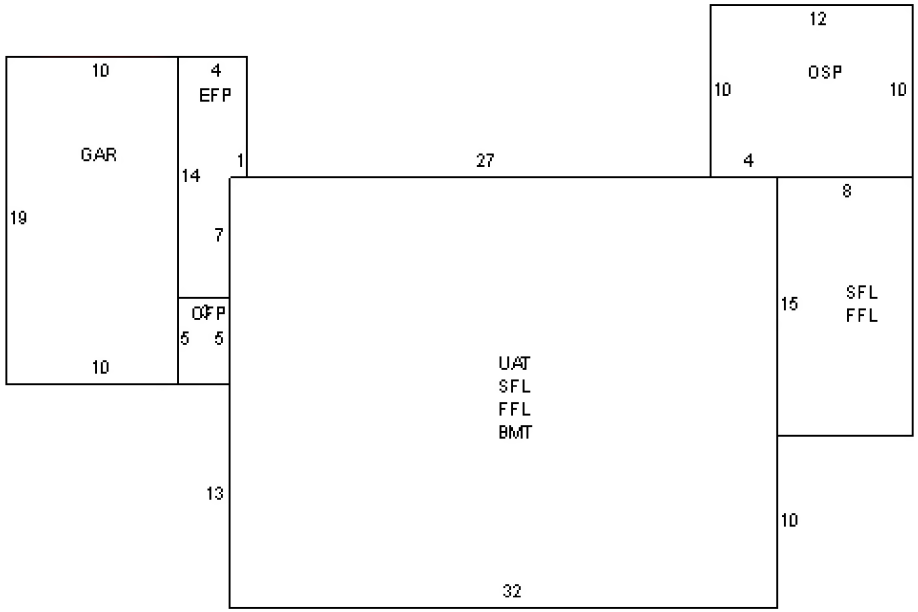
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.82
Special Features:	0	Val/Su Net:	125.08
Final Total:	402000	Val/Su SzAd	218.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	152.570	140,361
SFL	Second Floor	920	152.570	140,361
BMT	Basement	800	45.770	36,616
UAT	Upper Attic	200	61.030	12,205
GAR	Garage	190	28.160	5,349
OSP	Screen Porch	120	33.270	3,993
EFP	Enclos Porch	49	72.590	3,557
OFP	Open Porch	15	44.000	660
	Net Sketched Area:	3,214	Total:	343,102
Size Ad	1840	Gross Are	3814	FinArea 1840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2012	0.00	T	5.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc